



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 4-2-00, SE corner of SW 64th Ave and Griffin Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Armadillo Square

REPORT IN BRIEF: The applicant requests approval of a proposed Master Plan to include a Walgreens store, parking, and landscaping within the Downtown Use Zone of the Griffin Road Corridor District. The proposed site is located on the SE corner of Davie Road and Griffin Road where the Armadillo Square retail building currently exists. This site is considered a signature location within the Griffin Road Corridor. Accordingly, the zoning provides for the highest intensity of use at this intersection: all structures must be at least two (2) stories in height, although three (3) are encouraged; the first floor must be retail, dining or entertainment; buildings must be built close to the street, and parking must be located on the opposite side of the building from the street.

The proposed site plan for Walgreens fails to satisfy even the most basic code requirements which are most essential to the intent of the corridor zoning, including the requirements for building placement, parking lot placement, two (2) story minimum requirement and for the concealment of drive-thru facilities.

Staff finds the subject master site plan fails to satisfy several code requirements and is inconsistent with the stated intent of the Code. Staff also finds the building placement, which may be subject to waivers by Council by virtue of master plan submission without application for variance, are inconsistent with the stated intent of the Code, and do not meet the criteria for granting of waivers. Waivers may be granted when the existing development standards impose a hardship, but only when the Town Council finds that such deviations are consistent with the intent of the district regulations and in the best interest of the residents of Davie. The requested waivers of the building placement standards are inconsistent and in direct conflict with the intent of the code. The double street frontage does represent a site design challenge which can be successfully addressed through innovation. Staff has presented the applicant with several design alternatives through the development review committee comment process however, the proposed plan fails to capitalize on any of the opportunities this critical site offers.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee voted 2-2 on a motion to deny (Cox -yes, Evans - yes, Amos - no, Engel - no, June 27, 2000, James Marcellini absent).

The Site Plan Committee motioned to deny, (motion carried 5-0, October 10, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends Denial of application SP 4-2-00.*

Attachment(s): Planning report, Addendum to staff report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 4-2-00
Armadillo Square

Item No.

Revisions: October 6, 2000

Exhibit "A":

Original Report Date: June 23, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

Applicant Information

Owner:

Name: Armadillo Square
Address: 4614 SW 64th Ave

City: Davie, Fl. 33314

Phone: (954) 792-8999

Agent:

Name: PineHurst Properties, Inc.
Address: 607 West Bay Street

City: Tampa, Fl. 33606

Phone: (813) 251-9900

Background Information

Application Request: Site Plan approval

Address/Location: SE corner of SW 64th Ave and Griffin Road

Land Use Plan Designation: Regional Activity Center

Zoning: Griffin Road Corridor District (Downtown Zone)

Existing Use: Armadillo Square (Commercial Plaza)

Site Area: 1.945 acres

Surrounding Land Use:

North: Griffin Road

South: Camera retail store

East: Vacant parcel

West: Davie Road/vacant parcel across Davie Road

Surrounding Zoning:

North: Griffin Road

South: Griffin Corridor District (Downtown Zone)

East: Griffin Corridor District (Downtown Zone)

West: Griffin Corridor District (Downtown Zone)

Zoning History

Zoning History: Regional Activity Center was adopted by Town Council in 1998 by Ordinance 98-029.

The subject site is located within the Griffin Corridor District; a geographically fixed and specialized zoning district, similar to the Western Theme District, extending east from University Drive to State Road 7, and adopted by Town Council on February 2, 2000. The zoning district encompasses mostly frontage properties on Griffin Road, although in some instances it extends deeper. The District does not overlay the previous zoning, but completely replaces it. Therefore, at the subject location, the Griffin Corridor District has replaced the B-2 District and Western Theme Overlay District zoning of the site.

The new zoning was enacted in reaction to the Griffin Road widening, and seeks to convert the negative aspects of road widening, which include more asphalt, loss of rural character, proliferation of strip shopping centers, gas stations, fast food restaurants, etc.; and create an opportunity for a showcase corridor that enhances the appearance, image and economy of the Town which is accomplished through architecture, master-planning of development, the prohibitions of many uses associated with strip commercial development, unique development standards focusing on building placement and bulk, parking placement and pedestrian amenities, and encouragement of mixed residential and commercial uses.

Previous Requests on Same Property: None

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of a proposed Master Plan to include a 14,490 square foot Walgreens store, parking, and landscaping within the Downtown Use Zone of the Griffin Road Corridor. The proposed site is located on the SE corner of Davie Road and Griffin Road where the Armadillo Square retail building currently exists. This site is considered a signature location within the Griffin Road Corridor.
2. *Building: Placement:* Within the Downtown Zone east of Davie Road, buildings are required to be placed 50 feet from the edge of right of way, incorporating a 22' landscape buffer abutting Griffin Road and/or Davie Road Right of Way, a one way frontage drive, parallel parking and a 10' sidewalk. These parameters are set to de-emphasize the adjacent roadways and emphasize a streetscape theme to promote future pedestrian traffic to adjacent parcels. The proposed building is set back 75 feet from Davie Road and 93 feet from Griffin Road and incorporates a two way drive aisle

with two rows of parking in front of the building adjacent to Griffin Road and a single row of parking adjacent to Davie Road. This layout would destroy the intent of one of the most important elements in the Griffin Corridor Ordinance as well as breaking a potential link with adjacent street side development.

3. *Building Height and Architecture:* The future image of the Griffin Corridor District from University Drive west to the Turnpike will be that of an “Old Florida Frame Vernacular” style architecture. The Western Theme architectural standards will apply to this site location until the new standards are adopted by Town Council. The minimum number of floors required along Davie and Griffin Roads is two. This is to enforce the idea of a streetscape theme and encourage pedestrian interaction. The proposed building reflects one habitable floor with a false second story. The building elevations reflect a simulated wood siding, metal seam roofing material, window awnings, and a rough textured stucco to the rear of the main entrance doors. The main entry reflects more of a typical Walgreens entrance with smooth stucco walls, arched openings and decorative banding. The maximum allowable height is 48’-0”. The proposed height is 41’-0” to the top of roof over the main entrance.
4. *Parking and access:* Fifty-eight (58) spaces are required with 58 provided. Parking in the Downtown Zone is required to be in the rear and/or sides of the building and screened from view to any adjacent roadways. This would allow for a one-way frontage drive and optional parallel parking to the front of the building again enhancing the curb appeal. While this performance standard is difficult to meet on a corner parcel fronting two arterial roadways, the proposed parking layout reflects double row parking adjacent to Griffin Road, again destroying the curb appeal and directly contradicts, both the development standards and intent of the code. Drive thru windows are also required to be screened from adjacent roadways; the proposed drive thru is not.
5. *Landscaping:* The landscape plan provides for Live Oak, Tabebuia, Green Buttonwood, Gumbo Limbo, Cypress trees and a variety of drought tolerant shrubs and groundcovers along the perimeters and interior portions of the site. Thatch Palms are proposed along the west and north elevation.
6. *Signage:* Signage will not be reviewed at this time.
7. *Drainage:* All on-site drainage will be handled by dry retention at the south end of the site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is Town of Davie.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area 8 and considered the “Heart of Davie”. This is the most diverse planning area, characterized by older small scale commercial development, older single-family residential neighborhoods, and newer, large scale multi-family residential developments that serve the rapidly growing South Florida Education Center.

Broward County Land Use Plan: The subject site is governed by the plat titled “Palm Garden Park”. There are no recorded restrictions.

Applicable Codes and Ordinances

The Town of Davie Code is the effective code of ordinances governing this project. The project is specifically subject to Section 12-32. Division 300, known as the Griffin Corridor District regulations, adopted February 2, 2000.

Staff Analysis

The applicant’s original site plan submittal was reviewed by Site Plan Committee on June 27, 2000 with a 2-2 vote on a motion to deny. The applicants decided against proceeding to Town Council in order to revise the plans, which is resulting in the present submittal. The original site plan reflected a double row of parking adjacent to Davie Road and a building setback of 93’-0”. The revised site plan now reflects a single row of parking adjacent to Davie Road with a 75’-0” building setback. The western theme architectural elements have been extended to include all four sides of the building. All other elements of the site plan will remain as previously reviewed by staff and Site Plan Committee.

The subject site at the Davie/Griffin Roads intersection is the centerpiece of the Griffin Corridor District and the entrance to Downtown. Accordingly, the zoning provides for the highest intensity of use at this intersection: all structures must be at least two (2) stories in height, although three (3) are encouraged; the first floor must be retail, dining or entertainment; buildings must be built close to the street, and parking must be located on the opposite side of the building from the street. The proposed site plan for Walgreens fails to satisfy even the most basic code requirements which are most essential to the intent of the corridor zoning, including the requirements for building placement, parking lot placement, two (2) story minimum requirement, and the concealment of drive-thru facilities.

Additional staff concerns are itemized on the addendum hereto.

Staff Findings

Staff finds the subject master site plan fails to satisfy several code requirements and is inconsistent with the stated intent of the Code. Staff also finds the building placement, which may be subject to waivers by Council by virtue of master plan submission without application for variance, is inconsistent with the stated intent of the Code, and does not meet the criteria for granting of waivers. Waivers may be granted when the existing development standards impose a hardship while not serving the intent of the district.

The requested waivers of the building placement standards does not satisfy the intent of the code. The double street frontage does represent a site design challenge which can be successfully addressed through innovation. Staff has presented the applicant with several design alternatives through the development review committee comment process however, the proposed plan fails to capitalize on any of the opportunities this critical site offers.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends Denial of application SP 4-2-00.*

Site Plan Committee

Site Plan Committee Recommendation: Motioned to deny, (motion carried 5-0, October 10, 2000).

Exhibits

1. Addendum to staff report
2. Land Use Map
3. Subject Site Map
4. Aerial

Prepared by: _____

Reviewed by: _____

ADDENDUM

The following site plan items have not been addressed per the requirements of the Griffin Corridor District:

1. Providing a single lane frontage road with optional parallel parking along Griffin Road. (Section 12-32.310(A)(4)(b))
2. Moving the building placement to the build-to-line of the property. (Section 12-32.310)
3. Providing a minimum of two habitable floors on the building elevations and floor plans (Section 12-32.309)
4. Eliminating all parking adjacent to street frontages (Section 12-32.314(B)(1)).
5. Providing screening from the proposed drive-thru to adjacent roadways (Section 12-32.304 Accessory Uses(R(3))).

6. Providing a street light detail and locations that conform to the architectural character of the Down Town Zone. (Section 12-32.313)
7. Providing decorative pavers along Griffin and Davie Road. Provide color samples and show pattern in plan view. (Section 12-32.316)
8. Providing dumpster enclosure detail.

Additional staff concerns not specifically required by code:

1. Providing Gama Grass under the proposed Thrinax Palms along Griffin Road. Also, adding an additional palm to the groupings.
2. Providing (Ilex Vomitoria, Hawthorn or Spider Lily) within all parking islands.
3. Providing planter space at the front of the building for opportunity to plant accent palms to enhance the entrance.
4. Providing a hedge or equal screening material along the 8' screen wall.

REGIONAL ACTIVITY CENTER

S.W. 42nd Ct.

S.W. 42nd Pl.

S.W. 43rd St.

S.W. 44th St.

S.W. 65th Way (Rodeo Way)

S.W. 64th Ave.

S.W. 63rd Ave.

Orange Dr.

Griffin Rd.



SUBJECT SITE

S.W.
46th St.

S.W. 65th Ave.

REGIONAL ACTIVITY CENTER

S.W. 47th St.

S.W. 66th Ave.

Tigertail Ave.

PETITION NUMBER
SP 4-2-00

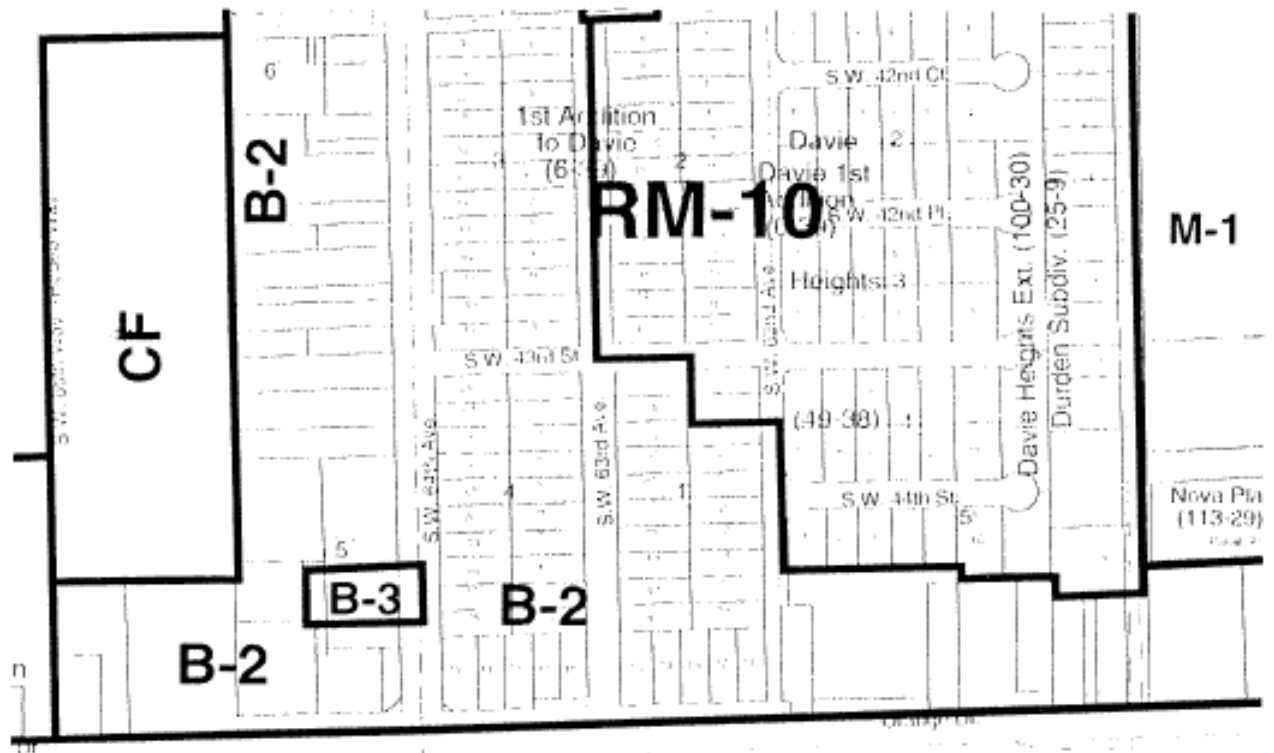
Subject Site Area
Future Land Use Plan

N

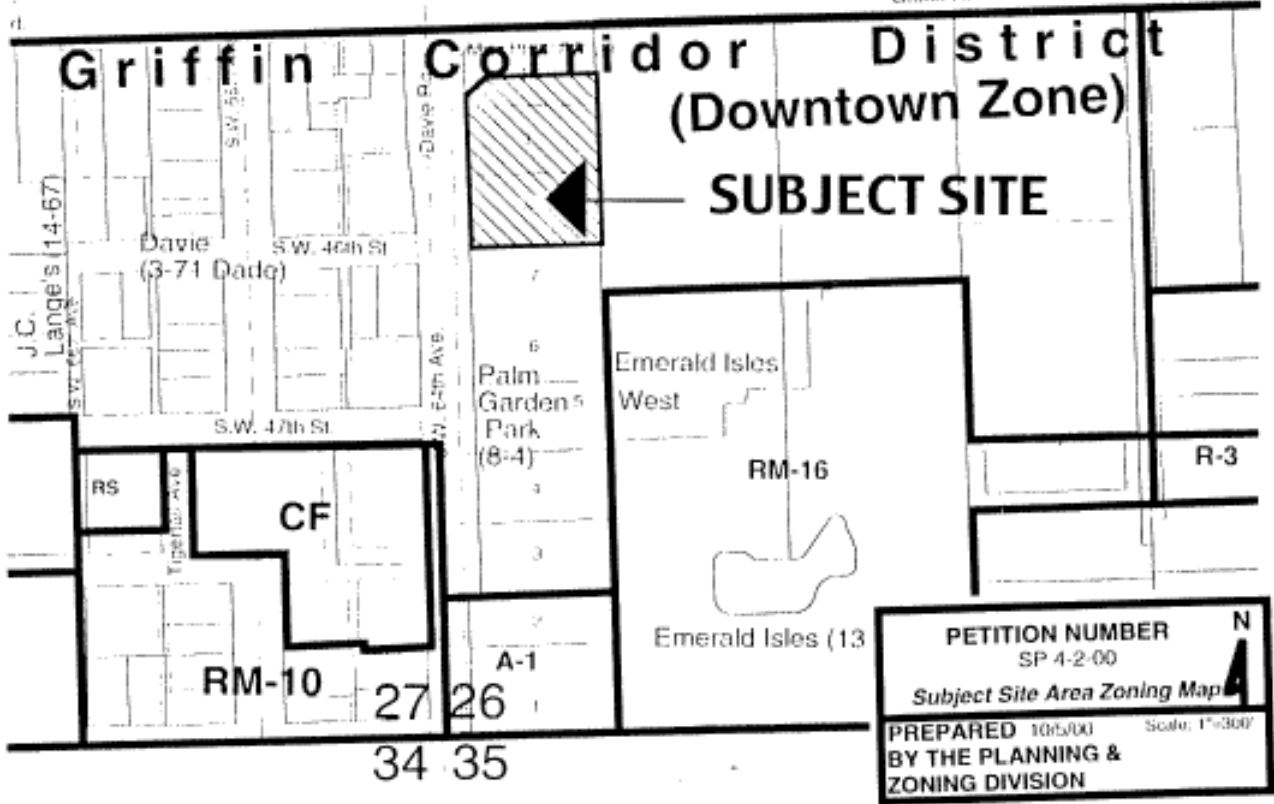
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PREPARED 5/8/00
BY THE PLANNING &
ZONING DIVISION

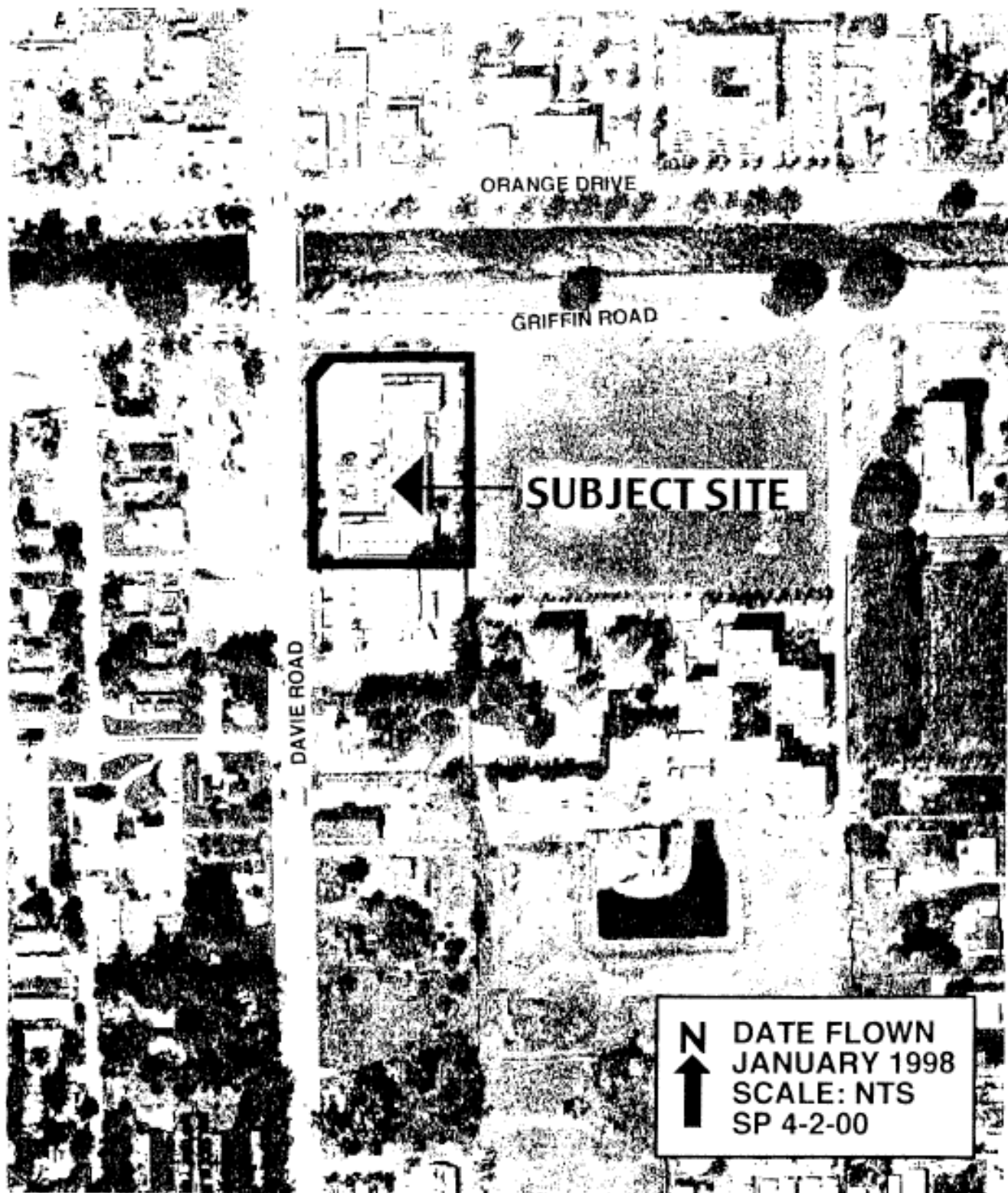
Scale: 1" = 400'



RIVER CANAL SOUTH NEW RIVER CANAL



PETITION NUMBER
SP 4-2-00
Subject Site Area Zoning Map
PREPARED 10/5/00 BY THE PLANNING & ZONING DIVISION
Scale: 1"=300'



ORANGE DRIVE

GRIFFIN ROAD

DAVIE ROAD

SUBJECT SITE



DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 4-2-00